Envision Eugene
Community Design Guide
Draft Outline

December 03, 2013

Introduction

The March 2012 *Envision Eugene* draft recommendations to City Council represent the community's growth strategy and vision for the City over the next 20 years. These recommendations are being realized in several ways including the upcoming adoption of a new city-wide plan called *Envision Eugene: A Community Vision for 2032* (EE: 2032).

The Community Design Guide (CDG) will be a non-regulatory component of EE: 2032 that expresses how the community vision can be reflected in the built environment. Broadly speaking, the CDG will represent best practices related to design in support of the Seven Pillars of Envision Eugene. More specifically, the CDG will address how design excellence can be achieved at the individual project level. While policy statements contained in other sections of EE: 2032 will set a clear direction for the community and answer important questions about how we will meet our future needs, this guide will identify specific ways to create a more prosperous, healthy and livable built environment.

A leading purpose of the CDG is to bridge the gap between policy level planning and on-the-ground projects using the language of design. Guidelines contained in the CDG will address projects of all scales, ranging from neighborhood and district planning to individual site development. The comprehensive nature of the CDG will make it relevant to anyone who may be involved in design, including neighbors, developers, designers, policy makers, and city staff. By providing consistent and easily- understood tools, including vocabulary, images, and ideas to communicate excellent design in Eugene, the CDG's applications will be as varied as its audience.

The CDG will be a non-regulatory document, which allows for greater flexibility and exploration of ideas. As a visionary document, the CDG will also serve as a framework for design values that have been embraced by the community and will inform future planning efforts. Ultimately, the CDG's principles and guidelines will be implemented in one of three ways:

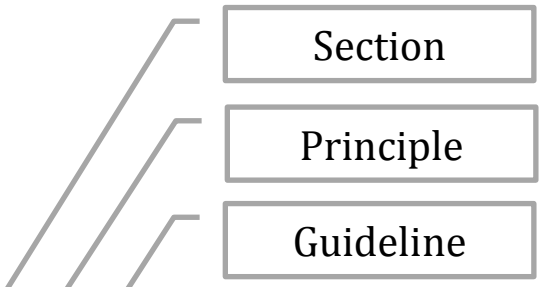
- **Inspire:** Inspire design excellence using clear language and examples without further commitment
- **Invest:** Inform future criteria for community investments such as tax abatement
- **Require:** Inform future standards adopted into the land use code

The CDG is organized into five **Sections** that identify broad, intuitive areas of application, generally moving from large scale to small scale. Design **Principles** identify important concepts within each section. Finally, design **Guidelines** provide concise, descriptive, and imperative statements under each principle.

It is important to note that guideline statements are not intended to set specific standards. While future documents may provide measurable and objective design criteria, this is beyond the scope of the CDG. In the course of planning efforts, design principles and guidelines can offer a starting point, or menu of ideas, as stakeholders strive to deliver a project that adds to the quality of our community. The CDG, therefore, will be most useful when incorporated early into a project's design process.

The completed CDG will be a user-friendly, reasonably short, magazine-style document well-illustrated with photographs, diagrams, and examples of local projects that help achieve the community vision. The intent behind this highly illustrative format is to capture the essence of design principles in a way that's accessible to professionals as well as lay-persons, and to inspire great design.

Following its initial publishing, the CDG will continue to serve as a flexible, living document that can be easily updated as needed. Accessible online, the CDG will be accompanied by additional resources such as sketches, examples, and case-studies that expand upon its principles and guidelines. Ultimately, the CDG will set the stage for ongoing conversation about expectations and aspirations for design excellence in Eugene.



Principles & Guidelines

1. Integrate Nature and Design for Eugene's Climate

A. Celebrate important natural features

1) Integrate and restore waterways, wetlands, and other natural features into site design
    - EXAMPLES: Daylighting stormwater features
2) Create site layouts, circulation and building designs that emphasize and respect the natural topography
3) Preserve and frame views within, to, and from special places and landscape features
    - EXAMPLES: historic photo of Willamette looking N to Skinner Butte
4) Orient buildings to embrace natural areas and views
5) Preserve special trees and groves
6) Blend the transition between ornamental landscaping and natural areas

B. Conserve energy and natural resources

1) Incorporate creative stormwater management strategies into site design
    - EXAMPLES: green streets; bioswales; green roofs; pervious parking lots; stormwater collection systems
2) Plant large-canopy trees well suited to summer drought

- EXAMPLES: to shade streets and buildings, capture rain, provide habitat, clean air, reduce heat-island effect, boost revenue, etc.)
- TIP: Promote healthy trees by preventing soil compaction during construction

3) Maximize energy efficiency within the design and performance of buildings
   - EXAMPLES: Orient buildings to minimize summer heat gain, provide passive cooling and ventilation, and maximize natural lighting
4) Design buildings and landscapes to conserve, store and re-use water
   - EXAMPLES: gray water reuse for plumbing, rainwater cisterns for landscape irrigation
5) Use durable, local materials with low embodied energy
6) Include provisions for onsite renewable energy or connect with a shared district renewable energy network
   - EXAMPLES: Solar power sources, small scale windmill (ZGF bldg. in PDX). Geothermal system in LCC building; 3rd/Mill building; Oak Street Medical; strip mall south of bier stein have newer parking structures w/PV
   - EXAMPLES: Wire buildings to be PV-ready to facilitate future installation as prices drop
   - RESOURCES: Earth Advantage, LEED, LEED ND, Sustainable Sites Initiative, Low Impact Development, Context-sensitive design, 2030/ Living Building Challenge, Passive House Institute, Architecture 2030, Friends of Trees, etc.
7) Orient street and building design for maximum solar access in the winter, and plant trees for maximum summer shade

C. Promote outdoor lifestyles

1) Contribute to an abundance of large, inter-connected and flexible parks and public spaces to serve a wide variety of human activities and needs
2) Include publicly-accessible open space as a central, organizing elements to active districts and large development sites
   - EXAMPLES: parks, plazas
   - RESOURCES: http://www.pps.org/
3) Provide a well-connected hierarchy of public spaces in activity centers
   - EXAMPLES: plazas, pocket parks, neighborhood parks
4) Create clear pedestrian and bike connections to and between public spaces that are attractive and safe for all ages; maximize new connections to existing public spaces
5) Locate higher-density housing adjacent to or near parks and natural features
6) Orient buildings to promote visual and physical connections to parks and natural areas
7) Include semi-public spaces as part of new development
   - EXAMPLES: forecourts, courtyards, terraces, merchandising and dining areas, open corners (bench in front of Willamette week building, McMenamin's 19th street remodel along Agate side. Blair Falling Sky remodel)
8) Include semi-private spaces as part of new development
   - EXAMPLES: front porches, courtyards, community greens (see www.communitygreens.org)
9) Integrate parks and pedestrian/bicycle paths with natural features
   - EXAMPLES: http://www.pps.org/reference/grplacefeat/

D. Create successful public spaces

1) Create parks and public spaces with edges facing active building fronts and pedestrian-friendly streets
2) Configure the size and shape of public spaces for human comfort, proportions, and intended uses

3) Incorporate public art at many scales
4) Maximize natural, everyday observation and experience of public and semi-public spaces through high visibility and open connections
    - EXAMPLES: building orientation, window placement, balconies, terraces, low vegetation and transparent barriers
5) Orient and configure public spaces to maximize light, sun, seasonal shade, and available views
6) Buffer public spaces and pedestrian/bicycle activity areas from busy streets
7) Define semi-public spaces through clear edges
    - EXAMPLES: paving patterns, bollards, seat walls, decorative barriers, planting
8) Design public spaces to support a variety of activities for different user groups at different times of day to enhance the vitality of neighborhoods and activity centers

E. Complete a habitat network

1) Conserve and introduce natural areas in private and public spaces
2) Provide links to nearby natural features through habitat corridors
3) Utilize abundant and continuous plantings and natural features along streets, alleys, paths, buffer strips and other available land
4) Introduce structures and gardens in urban areas that provide for the needs of wildlife
5) Preserve dark skies and habitat areas through shaded, down-cast lights

F. Bring farms and gardens into the city

1) Provide larger lots for small-scale and specialty farming and food production as a transition between suburban development and adjacent agricultural lands
2) Locate housing in clusters within small-scale and specialty farms to allow for shared farming and agrarian lifestyles
3) Connect areas of denser housing with public or private community garden space
4) Create opportunities for urban agriculture in new residential development
    - EXAMPLES:
        - Create flexible community garden space serving new multi-family developments
        - Provide yard garden opportunities on town house and single family lots; design for balcony gardens in apartments and condominiums
        - Create gardening opportunities on green roofs and green walls of residential and mixed use buildings
        - Orient streets and buildings to allow maximum solar access for future gardening opportunities, both on-site and for adjacent neighbors
5) Plant edible landscapes, such as berries and fruit trees, in common areas

G. Design for Climate and Natural Hazard Resiliency

1) Avoid developing property within designated flood plains, landslide- or fire-prone locations.
2) Where development in the flood plain is unavoidable, create flood-proof buildings
    - EXAMPLES: add height to the first floor elevation, avoid placing mechanical systems in basements.
3) In heavily forested settings, adhere to standards included in the Fire-Wise Communities Program
    - RESOURCE: http://www.firewise.org/
4) Reduce summer heat gain with light colored roofing and paving
5) Create buildings that continue to function after an earthquake
6) Design for flexibility
    - EXAMPLES: Where solar power doesn't yet make economic sense, design buildings to be "PV ready" with a roof structure and wiring that can easily accommodate photovoltaic solar panels in the future

- EXAMPLES: Plan secondary uses of parking lots or structures should demand for auto parking decrease during the building's lifetime

7) Design buildings to remain inhabitable and comfortable during an extended interruption of utilities.
   - RESOURCES: http://www.finehomebuilding.com/how-to/departments/cross-section/mandate-passive-survivability-in-building-codes.aspx

2. Evoke a Sense of Place

A. Celebrate special places

1) Preserve signature landmarks and unique neighborhood features
   - EXAMPLES: (Ask neighborhoods to provide examples of unique neighborhood features. I think it would be great if we had examples from each neighborhood, Planning & Neighborhood Services could identify them if the neighborhood is not active.)
2) Create clear visual connections between important places and features
   - EXAMPLES: special buildings, public centers, green spaces
3) Distinguish significant places with special attention to design and architectural detail
   - EXAMPLES: vista terminated with landmark, architectural detail example?
4) Define districts through gateways and special features at key locations
   - EXAMPLES: Skinner butte historic area
5) Distinguish significant intersections with architectural elements, unique signage, or public gathering space
   - EXAMPLES: Heron at university, 5th street market corner sign & truck, isn't there something in Whiteaker or River Road/Santa Clara

B. Reveal Eugene's history

1) Protect important historical buildings and landscapes through preservation and historic designation
2) Incorporate Eugene's history through , restoration, or adaptive reuse of historic buildings, historic building elements and historic properties
   - EXAMPLES: Reuse of facades as screens to parking lot or urban plaza, incorporation of bank vaults in First National & condo building, Tactics building, Arbor South's new building remodel next to RR tracks, Whiteaker Red Barn grocery, Hop Valley industrial building reuse, Down to Earth building reuse, Papa's Soul Food house reuse
3) Interpret historical buildings or places for the public through markers, art, or other permanent, creative interventions
   - EXAMPLES: Albuquerque has B+W photo plaques that reveal what once existed at specific sites
4) Honor historically significant relationships between places or features

C. Respect the value of great neighborhoods

1) Reflect valued and identifiable development characteristics and patterns of surrounding areas
   - EXAMPLES: get examples from neighborhoods for each neighborhood.
2) Contribute to a neighborhood or district's long-term vision and potential

- EXAMPLE: add function, value, opportunities, and interest (example 28th/Friendly); support long-term goals of planning documents relating to the area

3) Thoughtfully integrate small, attached and clustered housing types into low-density residential areas
   - EXAMPLES: secondary dwelling units, clustered housing, cottages, co-housing, duplexes
4) Moderate building height and intensity of uses adjacent to low-density residential areas
   - EXAMPLES: step downs, half-stories, lower roof forms; limit noise-producing commercial activities (bars, music venues, frequent loading, industry) adjacent to quiet residential areas
5) Integrate intermediate residential building types between areas of higher and lower development intensity
   - EXAMPLE: Locate row houses between single family areas and apartments and condos
6) Combine interior yard setbacks with parking and useful open space adjacent to low-density residential areas
7) Protect the privacy of adjacent homes and yards through site and building design
   - EXAMPLES: building orientation and structural elements; placement, size, and type of windows and balconies; landscape elements
8) Create a "green edge" in residential areas with a consistent building setback and landscaping
9) Address the needs of new residents in site and building design

D. Contribute to a complete, walkable neighborhood

1) Locate denser housing near existing services and amenities
   - EXAMPLES: Perry's n-hood unit or DPZ's TOD n-hood diagram
2) Provide an abundance of compact housing in under-represented types where appropriate and as transitions between lower-density residential and higher-intensity uses
   - EXAMPLES: row-houses, town-houses, courtyard homes, cluster homes
3) Create opportunities for businesses and services throughout the community, including areas that are currently under-served
   - EXAMPLE: incorporate small businesses such as full-service grocery near un-served population centers; incorporate schools near residential areas
4) Provide a mix of compatible and complementary uses at the district, site and building scale

E. Use building form to define places

1) Establish a consistent relationship of buildings to the street within individual blocks and districts
   - EXAMPLES: Simple height to width ratio diagrams
2) Frame the street with pleasing and proportional height and scale of buildings
3) Work with height, setbacks and step-backs for buildings to achieve a desired character within a neighborhood or district over time
   - EXAMPLES: refer to neighborhood or district examples from previous sections?
4) Maximize continuous building frontage along streets in mixed use districts, with exceptions for shared open space, setbacks for streetside activity areas, and pedestrian/bicycle connections

3. Embrace Eugene's Most Successful Development Patterns

A. Create a network of complete streets

1) Establish or restore traditional, pedestrian-scale block patterns with frequent intersections, through-streets and alleys
2) Create pedestrian and bike connections where the street pattern is interrupted or street connectivity is poor
3) Maximize pedestrian activity on the street
4) Utilize alleys for service and parking access
5) Utilize alleys for bike and pedestrian use only where not suitable to walk and bike along the street frontage
6) Construct generous sidewalks on both sides of streets
7) Buffer pedestrians and bikes from traffic
    - EXAMPLES: on-street parking, street tress, street furnishings, planter strips
8) Include robust bicycle facilities supporting daily bike travel that are safe for children
    - EXAMPLES: on-street lanes, grade separated lanes, cycle tracks, bike boulevards on parallel routes, shared-use paths
9) Design streets in neighborhoods and activity areas to encourage vehicular travel at speeds safe for pedestrian and bicycle traffic
    - EXAMPLES: narrow lanes, traffic circles, chokers/bump outs, street trees

B. Emphasize walking, biking and riding transit

1) Prioritize pedestrians in activity areas through amenities such as generous sidewalk width and safe and comfortable pedestrian crossings that can include such elements as raised crosswalks, signals, and curb extensions
2) Provide access/linkages from development sites to existing bicycle and pedestrian path networks
3) Maximize direct, convenient access for bikes and pedestrians between development sites and nearby amenities such as schools, parks, transit stops, community services and businesses
4) Provide abundant, covered and well-lit bicycle parking and storage facilities near building entrances and public gathering places
    - EXAMPLES: Woolworth shelter, UO campus has employed good practices
5) Celebrate major transit stops as special places, and incorporate transit stops into site design
6) Protect physical space for current and future transit needs on key transit corridors

C. Design smart parking and circulation

1) Locate off-street parking to the side or back of buildings and incorporate creative parking solutions into development sites and buildings
    - EXAMPLES: Podium, tuck-under, and tandem (where allowed)
2) Place garages for single family homes facing alleys where possible instead of the street. Set forward-facing garages well back from the front façade of the house or orient them to the side.
3) Integrate shared-parking strategies within development sites and at the district scale
4) Create multiple-use parking and access areas that contribute to the appearance and function of the site
    - EXAMPLES: Woonerfs, courtyard housing w/ shared parking lot, The Pavilions on Coburg Road behind Newman's tried this
5) Screen surface parking from public streets through landscaping, low walls, and decorative screens
    - EXAMPLES: 2 sites in PDX use historic bldg. facades, parking garage on Pearl? Portland parking garage by Steel bridge in Pearl district uses vegetation and metal sculptures

6) Provide locations for car sharing services
7) Install electric vehicle car charging stations – or adequate conduit to facilitate installation at a later time
8) Combine access for multiple properties or developments using shared driveways and frontage streets; minimize curb-cuts for vehicular access in sidewalks
9) Create connections between existing, separated parking areas
    - EXAMPLES: commercial parking lots separated by curbs; inefficient use of space and over-abundant access
10) Wrap the ground floor of parking structures with active uses.
    - EXAMPLES: commercial space fronting important pedestrian streets, and attractively screened facing all other streets with quality materials, art and lighting
    - EXAMPLES: Parcade and Broadway Garages and Pearl garages
11) Provide on-street parking in commercial districts and activity centers
12) Provide safe and attractive pedestrian/bicycle paths between parking and adjacent buildings and streets

4. Bring the Streets to Life

A. Enrich the streetscape

1) Create abundant seasonal shade with large-canopy trees
2) Enhance street character through diverse and interesting street trees, shrub beds, and container plants
3) Integrate art into the public realm, including objects, experiences, and functional art
4) Use interesting and durable materials in the streetscape reflecting local design traditions
5) Provide plentiful, attractive and durable street furnishings and amenities
    - EXAMPLES: benches, ped-scale lighting, water fountains, bike racks
6) Create opportunities for public and private seasonal décor along streets

B. Create variety and interest through connected places

2) Develop a network of diverse public spaces and pedestrian/bicycle access ways
    - EXAMPLES: courtyards, fore-courts, plazas, parks, paseos, and arcades
3) Provide opportunities within and near public spaces for retail businesses, coffee shops, and street vendors
    - EXAMPLES: permanent kiosks in urban plazas, food trucks
4) Utilize visual cues to connect public spaces
    - EXAMPLES: street trees and art
5) Define a smooth and interesting transition between public, semi-public, and private space
    - EXAMPLES: use layers of detailed landscaping, decorative fencing, low walls, gates and architectural features

C. Support pedestrian comfort and safety at all hours

1) Maximize natural everyday observation experience of public streets
    - EXAMPLES: building orientation, window placement, balconies and terraces, and maintaining open visibility through low vegetation and transparent barriers
2) Design site layout and buildings to maximize visibility for pedestrians and bicyclists and eliminate hiding places

- REFERENCE: crime prevention through environmental design (CPTED)

3) Provide abundant, attractive pedestrian-scale lighting using lamps, bollards, accent lighting as well as opportunities for event or seasonal lighting (e.g. tree lighting, suspended overhead lighting, and up-lighting)
4) Use high quality materials and details to engender pride of place and positive uses

D. Use buildings to invigorate edges of the public realm

1) Design all parts of buildings to be interesting to view and to form a cohesive composition
2) Provide active uses on the ground level
3) Distinguish clearly recognizable, inviting, and accessible main entrances connected directly to streets and public spaces
    - EXAMPLES: generous glass windows facing doors; large canopy of metal and/or glass; major recess in the façade; projecting glass vestibule; forecourt with decorative paving, accent lighting; pedestrian-scaled details; planting that reinforces the sense of building entry; seating elements such as benches, ledges, low walls and movable chairs; artwork
4) Provide places for café seating and outdoor merchandising along pedestrian ways
    - EXAMPLES: Barn Light picnic tables, Meiji's patio along the sidewalk
5) Provide abundant weather protection over sidewalks
    - EXAMPLES: high, durable awnings or arcades that are well integrated into building design; recess or cover entrances
6) Provide ample and attractive lighting of the pedestrian/bicycle realm
7) Provide abundant windows, balconies, and terraces facing streets and public spaces
8) Create abundant physical and visual connections and transitions between interior and exterior space at the ground level
    - EXAMPLES: entrances, porches, stoops and patios
    - EXAMPLES: use grade separation to elevate ground floor residential units above the street
9) Design buildings to include high ceilings on the ground floor
10) Design flexible floor plans to accommodate diverse commercial tenants at the ground level

5. Leave a Building Legacy

A. Design for the human scale

1) Design buildings to interact with public streets, paths, and ways at a pedestrian scale with particular attention to materials, detail and craft in the first 20 feet of building height
2) Celebrate corners with interesting spaces at the street level
3) Maximize transparent windows in commercial buildings at the street level including low sill height and transom windows
4) Add interest to buildings with architectural details
5) Enhance entrances with rich architectural elements and art
    - EXAMPLES: Library's arched glass awning; ADD SMALL-SCALE COMMERCIAL EXAMPLE to show that everyday projects can include these features
6) Use accent lighting to add interest to buildings and nearby spaces
7) Incorporate interesting, unique, and human-scale signage
    - EXAMPLES: how about a simple montage of cool signs?

8) Locate trash, service, loading areas, utility equipment, or garage doors out of view of the public realm and/or screen areas with landscaping, low walls and decorative screens
9) Increase the visual appeal and interest of any significant windowless portions of walls facing streets and public spaces
    - EXAMPLES: Change materials and color; create offsets, recesses and projections; add trellises, vines and other planting; create variation in the mass and type of trees and shrubs planted along the building frontage

B. Create pleasing forms

1) Break up building masses into distinct elements that relate to structure, entrances, and the layout and volume of interior space and use
    - EXAMPLES:
        - Major offsets in building elevations facing streets and public spaces
        - Upper level step-backs
        - Major building projections and/or recesses that create shadow lines
        - Notched corners or street-facing facades
        - Bold expression of the building's structural system
2) Incorporate roof forms as distinctive design elements that add character and functionality
    - EXAMPLES: upturned eaves and projections; slopes and pitches; deep overhangs; bracing, rackets or kickers; prominent vertical features such as towers or vertical circulation
3) Use mechanical systems that minimize roof-mounted equipment or house equipment in integrated roof forms that contribute to a cohesive building design
4) Celebrate corners with special architectural treatment
5) Reinforce successful patterns of massing and façade composition in surrounding buildings
    - EXAMPLES: infill in single family area of older homes with building forms scaled and designed to reflect existing forms
    - EXAMPLES: apartment complex transition across the street from SF reflects smaller modules and scale at the street
    - EXAMPLES: new commercial building draws from horizontal lines of adjacent structure

C. Fit the neighborhood

1) Adapt the scale, volumes and rhythm of larger infill buildings to harmonize with the scale of the surrounding neighborhood
    - EXAMPLE: break the building into smaller, "house-like" components
    - EXAMPLE: Locate larger building volumes towards the center of the property while reducing height and building volumes adjacent to smaller, existing homes
2) Reflect valued and identifiable architectural characteristics of the surrounding buildings
    - EXAMPLES: paired gables on row houses in areas of larger homes; roof line and orientation; match the rhythm and pattern along the street
3) Treat walls at the end of buildings as another front when facing, or clearly visible from, a public street
    - EXAMPLES: use windows, porches, balconies, trellises, vegetation, and other human-scale elements; articulate the façade to reduce the scale and mass of the building
4) Design courtyard housing, cottage clusters and attached housing to feature end units and units directly fronting the public street that are "house-like" in appearance and sited to harmonize with patterns of single-family homes
5) Provide opportunities for neighborly interaction
    - EXAMPLES: front porches, stoops, gardens, seating, connections, lighting

D. Articulate facades

1) Compose buildings with a recognizable base, middle and top
    - EXAMPLES: change of material on ground floor; change of window design on ground floor and top floor; repetition of elements in middle floors that are absent from bottom or top floors
    - BAD EXAMPLES: defining ground floor only using a superficial horizontal element and change of color; using the same pattern and style of windows on all floors for a multi-story building
2) Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience
    - EXAMPLES: protrusions, recessions, columns, pilasters, colonnades, masonry plinths, scoring, sconces and other structural elements
    - Recess window frames from the face of the building wall to create depth and thickness
3) Create a strong sense of connection to the ground plane
    - EXAMPLES: emphasize the strength and durability of foundation materials; special treatment of the building façade at the ground plane
4) Emphasize balance of vertical and horizontal proportions by grouping architectural features in repeating modules or themes to create rhythm and pattern
    - EXAMPLES: use vertical and horizontal lines reflected in window spacing, balconies, stairways, banding with courses of masonry, changes in materials, offsets, overhangs, reveals, cornices

E. Promote transparency

1) Use transparent glazing
2) Use operable windows
3) Use traditional, operable screening devices
    - EXAMPLE: functional shutters that cover the entire window opening
4) Let interior shop and restaurant lighting spill onto the sidewalk and adjacent public spaces

F. Invest in materials and color

1) Reinforce key elements of building composition with changes of materials and color
2) Relate changes in color to distinct building volumes or changes in material
3) Use high-quality, harmonious, contextually-appropriate materials and colors with emphasis on creating a rich street-level experience
4) Use exterior materials that reflect a sense of permanence, continuity, and urban character with emphasis on the street level in activity centers
    - EXAMPLES: include a photo of deteriorating EIFS in the “no” section; other “no” materials to include: residential-scale vinyl siding and windows; T-111 plywood; thin-set ceramic or fired clay tiles; “cultured” stone veneer; faux granite or marble; certain types of low-quality pre-engineered metal cladding
5) Employ construction techniques that express the inherent qualities of materials and structure
    - EXAMPLES: concrete base w/steel brackets and wood pillars; plaster above stone base; steel or glass in lighter structural elements
6) Coordinate colors that are compatible with each other and local context; use colors inherent in the natural state of materials
    - EXAMPLES: wood, steel, concrete
7) Use vibrant colors as building accents
    - EXAMPLES: Woolworth’s orange window casings, Friendly St townhouses’ cobalt blue doors + floor bands, River Road condos (Arbor South project) has colorful details